

# Hidden Valley Park Annex Master Plan (DRAFT)



Sandy City  
Community Development Department

Adopted \_\_\_\_\_ 2010

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4. Inter local Cooperation Agreement between Sandy City and Salt Lake County – *August 5, 2008*
5. Surface Fault Rupture Study by Dames & Moore – *May 24, 1999*
6. A Brief History of the Stanley Neff Turkey Range – *Ty Harrison*
7. Little Willow Natural Area field notes & plant lists – *Ty Harrison* – *April 12, 2009 and June 14, 1990*
8. Hidden Valley Park Conservation Area Interpretive Loop Trail Design Recommendations – *Ty Harrison*
9. Hidden Valley Conservation Area – Maintenance Issues and Future Projects – February 4, 2010 – Ty Harrison

# Acknowledgments

Adopted by the Sandy City Council – \_\_\_\_\_

Recommended for adoption by the Sandy City Planning Commission – \_\_\_\_\_

Reviewed by the Sandy City Parks, Recreation and Trails Committee – April 7, 2010

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# Introduction

## Background

### **Purpose**

The purpose of the Hidden Valley Park Annex Master Plan is to provide guidance on the restoration, use and future development of the recently purchased 10 acre expansion area of the park. The property was recently purchased through a cooperative effort between Sandy City and Salt Lake County.

The property within this master plan is some of the last remaining undeveloped foothill land in Sandy City. It is important that this land be preserved for the enjoyment of all residents including access to trails in the adjoining Wasatch Mountains. The process of developing this plan has allowed those involved to learn more about the property and its history as well as about the opportunities, assets and needs of the study area. The process will also allow the City to set priorities for future action regarding the preservation and limited use of this park land.

### **Planning Process**

Development of the existing Hidden Valley Park was guided by a previously approved master plan that was adopted by the Sandy City Council in June of 1999. The Master Plan and site plan for the future development and use of the new 10 acres was reviewed by the Steering Committee, Salt Lake County Parks and Recreation Department and the Sandy City Planning Commission. The Planning Commission's recommendation was then forwarded to the Sandy City Council for their review and approval.

The steering committee, which consists of residents, members of the Trails Committee as well as City Officials and Staff, was formed to provide input, review, and direction to the preparation of the master plan. Once the steering committee was comfortable supporting the draft plan, the document was presented to the Salt Lake County Parks and Recreation Department and the Sandy City Parks, Recreation and Trails Committee for their review and input. The document was presented at public hearings held by the Planning Commission and City Council with final adoption by the City Council.

### **General Overview**

The development of this master plan will promote citizen input and direction in an effort to guide the future use of this property by the public. The plan provides:

1. Recommendations that will limit the general use and development of the property while still providing public access.



2. Recommendations that limit trail development and activities.
3. Recommendations that call for the restoration of native seed mixes over restored areas as well as existing areas of the expanded park area.
4. Recommendations that call for the creation of dirt trails and the restoration of hillsides that have been traversed by old “spaghetti” trails up hillsides. Also restoration of existing trails that the committee felt were worth keeping.

## **Implementation**

This master plan is a long term vision for the preservation and future use of the expanded park property as open space. The plan will also focus on both short and long term goals for the preservation and maintenance of existing natural features, restoration of those areas of the park that have been damaged by past misuse as well as minimal improvements to allow for the use and enjoyment of this area by the public.

## **Relationship to Sandy’s General Plan**

The Sandy City General Plan mentions this area in the Bell Canyon Quadrant Trails Map 4-1 D of the Parks, Recreation and Trails Master Plan Update as a “Proposed” pedestrian trail. The Master Plan also mentions the fact that Sandy residents do more walking and jogging than any other form of recreational activity, therefore, the addition of this property for trails usage furthers the goals of the General Plan.

## **Citizen Input**

Dan Jones polls have been conducted for a number of years in Sandy City regarding a many topics and issues affecting Sandy City residents. Polls taken in recent years show that a majority of our residents currently use trails in the community and will continue to use trails as they are constructed in the future. Development of the proposed trails in this master plan will only continue to be well received by the public.

## **Study Area**

### **Description and History of the Study Area**

The Hidden Valley Park Annex Master Plan includes a 10 acre parcel of land that will be added to the existing Hidden Valley Park (see Exhibits 1 & 2) for the boundaries of the study area. It is located directly south of the existing Hidden Valley Park at approx. 2700 East Wasatch Blvd., in the southeast corner of Sandy City. The property was originally within the Draper City boundaries. A boundary adjustment was completed with Draper City in December of 2008 to bring this property into Sandy City.

The property was acquired by Sandy City and Salt Lake County from the McDougal family in late 2008. Total cost of acquisition was \$2.1 million with Salt Lake





# Hidden Valley Park Annex

## Location Map

PRODUCED BY THE COMMUNITY DEVELOPMENT DEPARTMENT :: RAY LINDENBURG, PLANNER





# Hidden Valley Park Annex

*Study Area*

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County paying \$1.6 million with the remaining \$500,000 by Sandy City. The property was acquired for trails and conservation purposes with the help of the Trust for Public Land and Salt Lake County. The Trust for Public Land did not fund the purchase of the land; however, they were very supportive in this land being acquired for public use. The Trust for Public Land is a national non profit that conserves land for public enjoyment and public benefit.



A conservation easement was placed on the property in order to assist in the justification of the cost of the land to be preserved, which was partially funded through Salt Lake County's Open Space Committee.



Stanley Neff

Prior to the purchase of this property, the property bisected the Bonneville Shoreline Trail that runs along the foothills of this area. The acquisition of the property was very beneficial as this land is now preserved as open space and also allows for the uninterrupted continuation of the Bonneville Shoreline Trail along this area of the Wasatch Front.

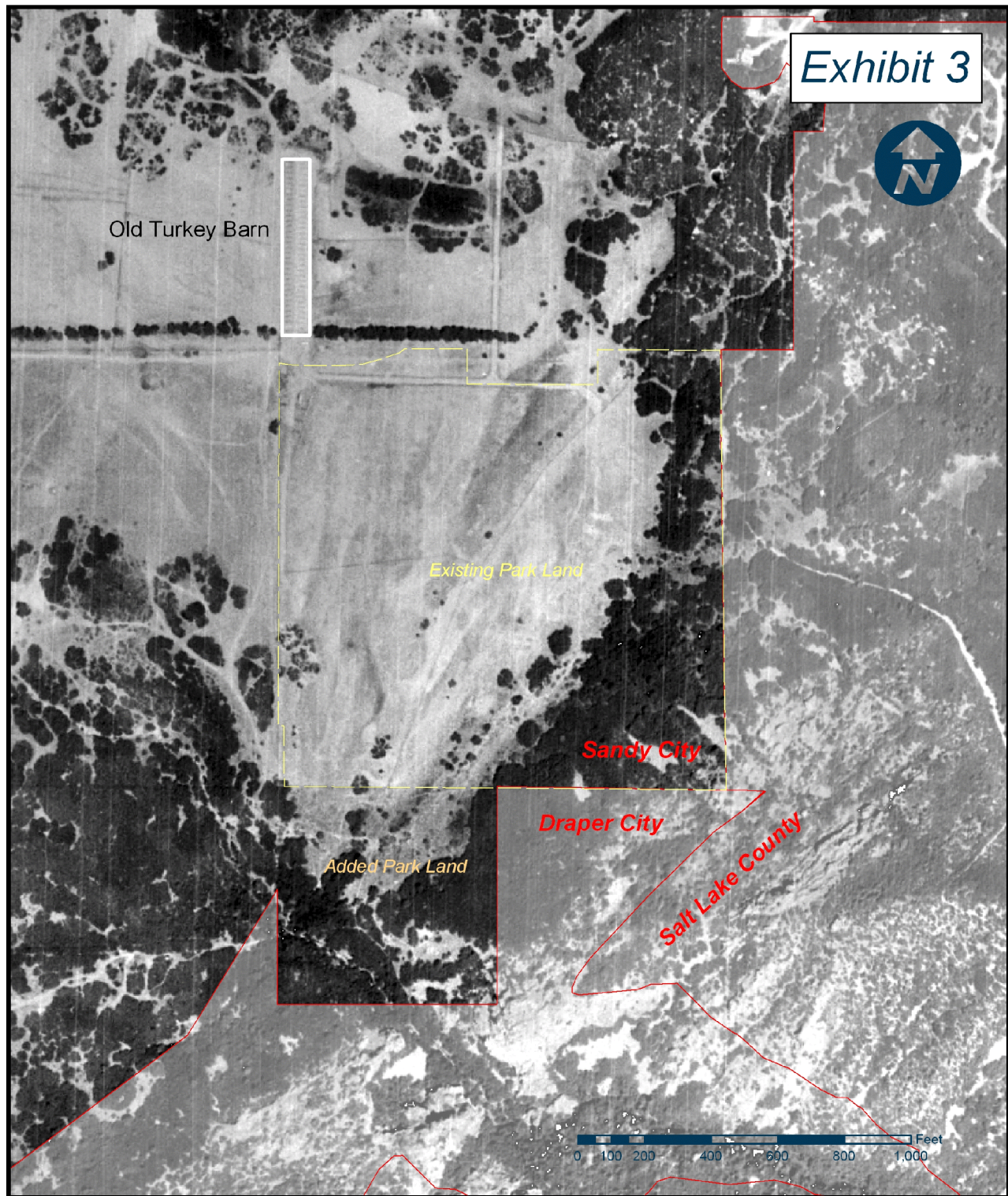
The property to the north of the new 10 acre parcel and a portion of the new 10 acre parcel was used in the 1950's and through the early 1970's as a turkey farm. The property was owned in the 1950's by Stanley Neff (pictured at left). The property was later acquired by the Ereksen family. The Ereksens were dairy farmers and it is unknown whether they also farmed turkeys on this property. A long barn

structure for the raising of young turkey pullets was located just off of the northwest corner of the property and can be seen on the upper lefthand corner of the attached aerial photo (see Exhibit 3). More recently, many people also have memories of riding horses past the turkey pens. Many local people had their own horses or rented horses from Keith Gerr's Covered Wagon Stables which was located to the west and not far from this property.



Stanley Neff and his turkeys and the Wasatch Mountains in the background.





# Hidden Valley Park Annex

1977 Aerial Photo

PRODUCED BY THE COMMUNITY DEVELOPMENT DEPARTMENT :: RAY LINDENBURG, PLANNER

## **Conservation Easement**

A Conservation Easement exists on the property which establishes limitations to the development and use of the property. The use and improvements on the site are limited by the terms of the Conservation Easement document recorded on the property between Sandy City and Salt Lake County. Uses and improvements that may be proposed on the property are required to be reviewed by the Salt Lake County Parks and Recreation Department (**see copy of Conservation Easement in Appendix**) prior to implementation and construction. According to the Conservation Easement, “This easement is being granted for the purpose of preserving and maintaining the property predominately in an open condition while permitting its use for recreational purposes as a public park, all for the benefit of the public and the residents of the County and Sandy City”.

In addition, the Conservation Easement states that “The property possesses natural, scenic, open space, historical, educational, aesthetic, and recreational values of great importance to Sandy City and the County” and that “The property is a visual and physical buffer between urban development and the benches and slopes of the Wasatch Mountains”.

The Conservation Easement also requires that the property must be maintained forever in an open condition while permitting recreational use as a public park and open space with access to the general public. The property may be used for recreational uses and limited recreational facilities in accordance with the terms of the Conservation Easement.

It is the City’s intention to preserve and protect this open space and allow only minimal improvements to occur for the continued enjoyment of the open space and trails (including the extension of the Bonneville Shoreline Trail) through this area.

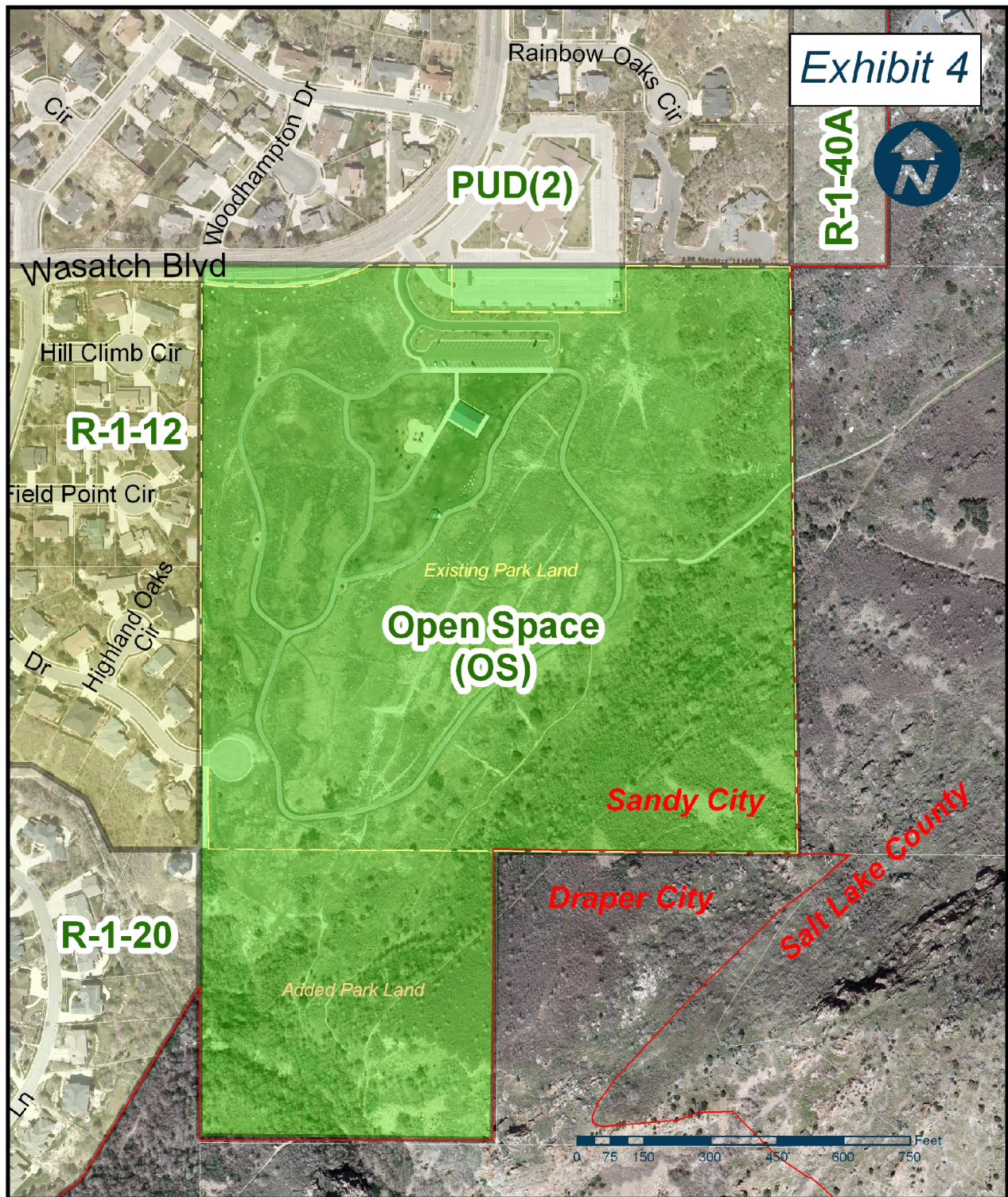
## **Existing Conditions**

### **Existing Land Uses and Zoning**

The property is currently vacant and is covered with native and non native trees, shrubs and grasses as well as other natural plant materials. The property is currently zoned Open Space (OS) according to the most current Sandy City Zoning Map (**See Exhibit 4**). Current ownership of the properties surrounding the park land is shown on the attached Ownership Map (**See Exhibit 5**).

Prior to Sandy City’s acquisition of the property, dumping of excess dirt had occurred, which created the uneven mounds that are visible on portions of the property. Disposition of these mounds of dirt, whether it be removal or regrading on the area, will need to be dealt with as part of the recommendations of this master plan.





# Hidden Valley Park Annex

## Zoning

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# Hidden Valley Park Annex

## Ownership

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## Adjacent Land Uses

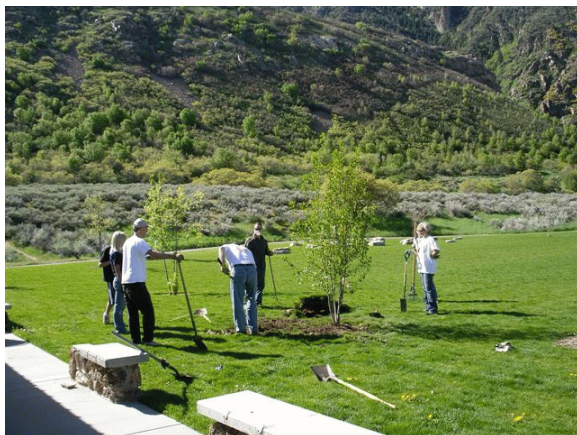
The property is surrounded on the north by the existing Hidden Valley Park and an existing LDS Church site that is located within the PUD (2) (Residential) zone. Parking for the existing Hidden Valley Park is shared with the adjacent church through an agreement between Sandy City and the LDS Church. To the east of the site are the Wasatch Mountains, which is property owned by the US Forest Service. To the west of the property are existing residential homes located within the R-1-20 (Residential) zone. Located to the south of the property is the Draper City border where additional residential homes are located.

## Current Master Plan for the Hidden Valley Park

The current master plan for the Hidden Valley Park was approved by the Sandy City Council on or about June of 1999 (See copy of original master plan in Appendix). This master plan called for limited improvements to the property that included a parking lot, a pavilion with restroom facilities, stone seating benches, an outdoor classroom with stone seating, a 10 foot wide accessible asphalt trail and a soft surface trail that leads to the Bonneville Shoreline Trail. Most of the 40 acres of land has been left undeveloped as open space with only a small portion of the overall land having actual improvements on it.

## Existing Property Condition - Deterioration and Blight

Site visits to the property have observed that the area is mostly vacant, open range land with a number of existing trails running through the property. A number of eroded spaghetti trails were also observed running up hillsides. A number of piles of dirt and tree branches also exist on the property. An existing split rail fence crosses the property from east to west along the north end of the property. This fence was placed there by the previous property owner to delineate this 10 acres of land from the balance of Hidden Valley Park. In addition it was noticed that one property owner had opened a section of their



SandyPrideDayactivities  
atHiddenValleyPark

fence for access into the park area .



PlantingnewtreesatHiddenValleyPark

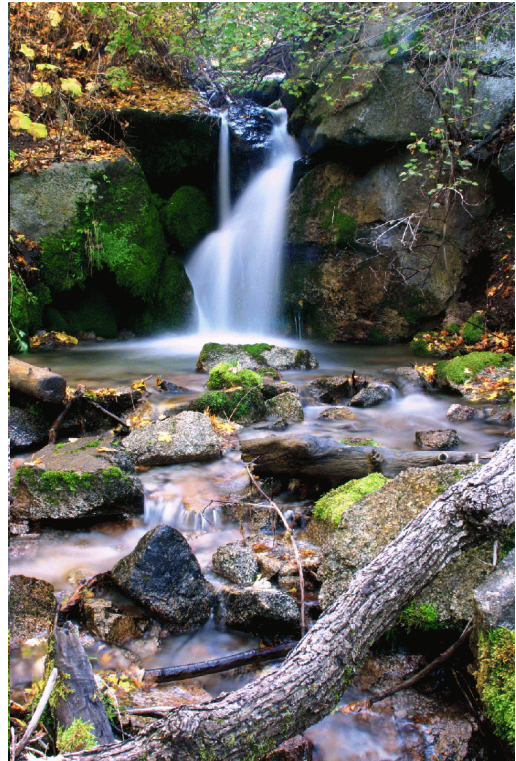


There is a certain amount of deterioration and blight that has occurred on this property over the years. The site had been visited by many people for a variety of activities (legal and illegal) who have used the property as they saw fit. Trails were blazed around and up through the property and hillsides. The property was generally not cared for very well as there were no “trail rules or etiquette” to speak of, to govern the use of the area.

## **Physical Characteristics**

### **Topography**

The topography of the property is quite steep across most of the area. A relatively level area (compared to the majority of the property) exists along the northwest corner of the property. Another relatively level area exists on the south side of Little Willow Creek on the southwest corner of the property. The property raises in elevation from northwest to southeast ranging from 5,084 feet on the western side of the property to 5,494 feet on the southeast corner of the property. This is a rise of approximately 410 feet across the overall property.



**Waterfall in Little Willow Canyon**

*- picture by Jim McClintic -*

### **Climate/Hydrology**

Sandy is located in a high desert climate. Average seasonal temperatures range from the mid 30's in winter to the high 90's in summer. The relative humidity is generally below 30% and daily temperature swings are 25 to 30 degrees. The prevailing winds are from the west to northwest and are generally mild, with occasional strong canyon winds from the east. Annual precipitation is approximately 15 inches.

Little Willow Creek flows down from the Wasatch Mountains through this area. At times during spring runoff this creek can flow with a large volume of water running through it on it's way to the Jordan River to the west. The creek meanders westerly and southerly through the backyards of homes, the Hidden Valley Country Club, Draper Park and homes in Draper City until it reaches the Jordan River. Along the way storm water is detained in the Little Willow Pond

located at Highland Drive and Wasatch Blvd.

## Geology

The surficial geology of the area has been mapped by Personius and Scott (1992). Surficial deposits along the lower area of the site have been mapped as Holocene to uppermost Pleistocene fan alluvium and Pleistocene Lake Bonneville deposits.



Looking at south toward Little Willow Canyon

- picture by Gil Avellar -

s conducted on the property (see attached document). A previous fault study was conducted on the northwest portion of the property in 1993 whereby a 250 foot long trench was opened and studied. In addition, in the most recent study two new trenches were excavated and logged as part of the study in early March of 1999.

This property has many environmental issues related to it including faults and steep slopes. These issues had made the previous development potential of this property very limited at best. A geologic study of this 10 acre parcel of land was completed by the previous property owner in May of 1999.

A surface fault rupture hazard evaluation was



Little Willow Canyon

- picture by Jim McClintic -

Graben-forming faults were discovered in one of the new trenches while no faults were found in the second trench.

Steep slopes also exist on a good portion of this property along the easterly side adjacent to the US Forest Service property. The site contains large areas with slopes equal to or in excess of 30% which, by Sandy City development standards, are not considered developable.

### **Transportation and Mobility**

Vehicular access to the expanded park area is served by Wasatch Blvd. located to the west and by an existing parking lot that is located on the north end of the existing Hidden Valley Park property. Pedestrian access is served by existing sidewalks along the east side of Wasatch Blvd that feed into the parking lot at Hidden Valley Park. In addition access is available from the Bonneville Shoreline Trail that runs both north and south from this property.



**View from Little Cottonwood Canyon**

*- photographer unknown -*

### **Landscaping**

Landscaping of the existing site area includes a large combination of native and non-native trees, shrubs and grasses.

### **Infrastructure**



Since this site is currently undeveloped, there are no known utilities over or under the 10 acre park area.

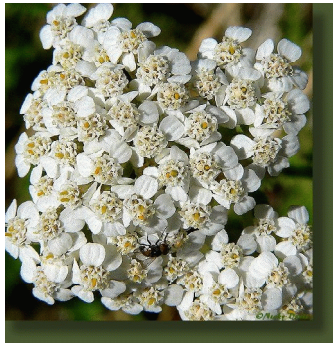
## **Biological Characteristics**

### **Flora**

A list of existing plants has been compiled which encompasses both native as well as exotic (non native) plants that are growing in this area. That list is included below for reference:



Sego Lily



Yarrow

#### **Shrubs:**

Mallowleaf Ninebark (*Physocarpus malvifolius*)  
Red Osier Dogwood (*Cornus serotina*)  
Ocean Spray (*Holodiscus discolor*)  
Thimble Berry (*Rubus parviflora*)  
Red Raspberry (*Rubus idaeus*)  
Bitterbrush (*Cowania mexicana*)  
Gambel Oak (*Quercus gambelii*)

#### **Wildflowers:**

Sego Lily (*Liliaceae (Lily) Calochortu*)  
Yellow Avens (*Geum macrophyllum*)  
Richardsons Geranium (*Geranium richardsonii*)  
Cow Parsnip (*Hieraceum lanatum*)  
Horse Mint (*Agastache urticilifolia*)  
Miners Lettuce (*Montia perfoliata*)



Gambel Oak

Woodland Star (*Lithophragma parviflora*)  
Wild Onion (*Allium acuminatum*)  
Broadleaf Penstemon (*Penstemon platyphyllus*)  
Little Alumroot (*Heuchera parvifolia*)

#### **More Wildflowers:**

Red Alumroot (*Heuchera rubra*)  
Scorpion Weed (*Phacelia heterophylla*)  
Yarrow (*Achillea millefolium var. lanulosa*)  
Broadleaf Clarkia (*Clarkia rhomboidea*)  
Western Hawkweed (*Hieraceum occidentalis*)  
Sandy Dropseed (*Sporobolus cryptandrus*)

Spring Beauty (*Claytonia lanceolata*)  
Stoneseed (*Lithospermum arvense*)

**Grasses:**

Bluebunch Wheatgrass (*Pseudoroegneria spicata*)



Spotted Knapweed

In addition to the above, the following trees were also observed by the Steering Committee during their field trip to the site:



Houndstongue

Curl leaf Mountain Mahogany (*Rosaceae*  
*Cercocarpus ledifolius*)  
Chokecherry (*Prunus Virginiana*)  
Bigtooth Maple (*Acer grandidentatum*)  
Common Sagebrush (*Asteraceae*  
*Artemisia tridentata*)  
Cottonwood (*Populus fremontii*)



Dalmatian Toadflax



Bluebunch Wheatgrass

An assessment has also been made of the noxious weed species (non native exotic weeds) that are currently growing in this area. The following list is an excerpt from Dr. Ty Harrison's field notes dated April 12, 2009 and June 14, 1990 (see appendix for complete field notes of observations).

The list of noxious weeds includes the following:  
Dalmatian Toadflax (*Linaria dalmatica*)

Hounds Tongue (*Cynoglossum officinale*)

Spotted Knapweed (*Centaurea maculata*).

Chicory (*Chicorium intybus*)

Cheatgrass (*Bromus tectorum*)

Annual Rye (*Secale cereal*)

Money Plant (*Lunaria annual*)



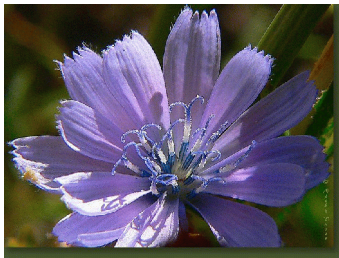
Chokecherry



There are probably more noxious weeds on disturbed areas of the Hidden Valley Park site than have been mentioned here and which need control as well.

### Fauna

This property is known to animal species including fox, chipmunk, skunk, and other bird species. for the preservation of this park and that is for the animals and in some cases higher elevations. Some of limbs could be used to



Chicory

be visited by a number of cougar, deer, coyote, red squirrel, quail, wild turkey This is yet another reason property as an open space open habitat of these their winter ranges from the the existing dead fall tree provide wildlife habitat.



Cottontail Rabbit

### Watershed

Part of this property is located within the Little Willow Canyon watershed area. Specific restrictions and conditions are placed on areas where water sources exist while still allowing recreational uses that are compatible.

The watershed of our land practices protect water and natural

purpose of establishing regulated areas is to permit the use regulation and controlled uses to protect quality the area



California Quail



Mule Deer



Coyote

recharge conditions of watersheds that are essential for the population of the Salt Lake Valley.

The Sandy City Public Utilities Department addresses the Little Willow Canyon area in their Watershed/Water Quality Management Plan (See Exhibit 6). The specific management guidelines relating to this canyon are as follows:

1. Maintain quality of Little Willow water resources for potential culinary use.



**Little Willow Creek**

*- picture by Gil Avellar -*

2. Manage lower Little Willow (Bonneville Shoreline Trail to Water Pro diversion point) as a “day use” only area (park hours, dusk-to-dawn closure, etc.).
3. Allow hiking, rock climbing, short-term, permit based camping on USFS properties.
4. Coordinate with Salt Lake County to review development proposals.

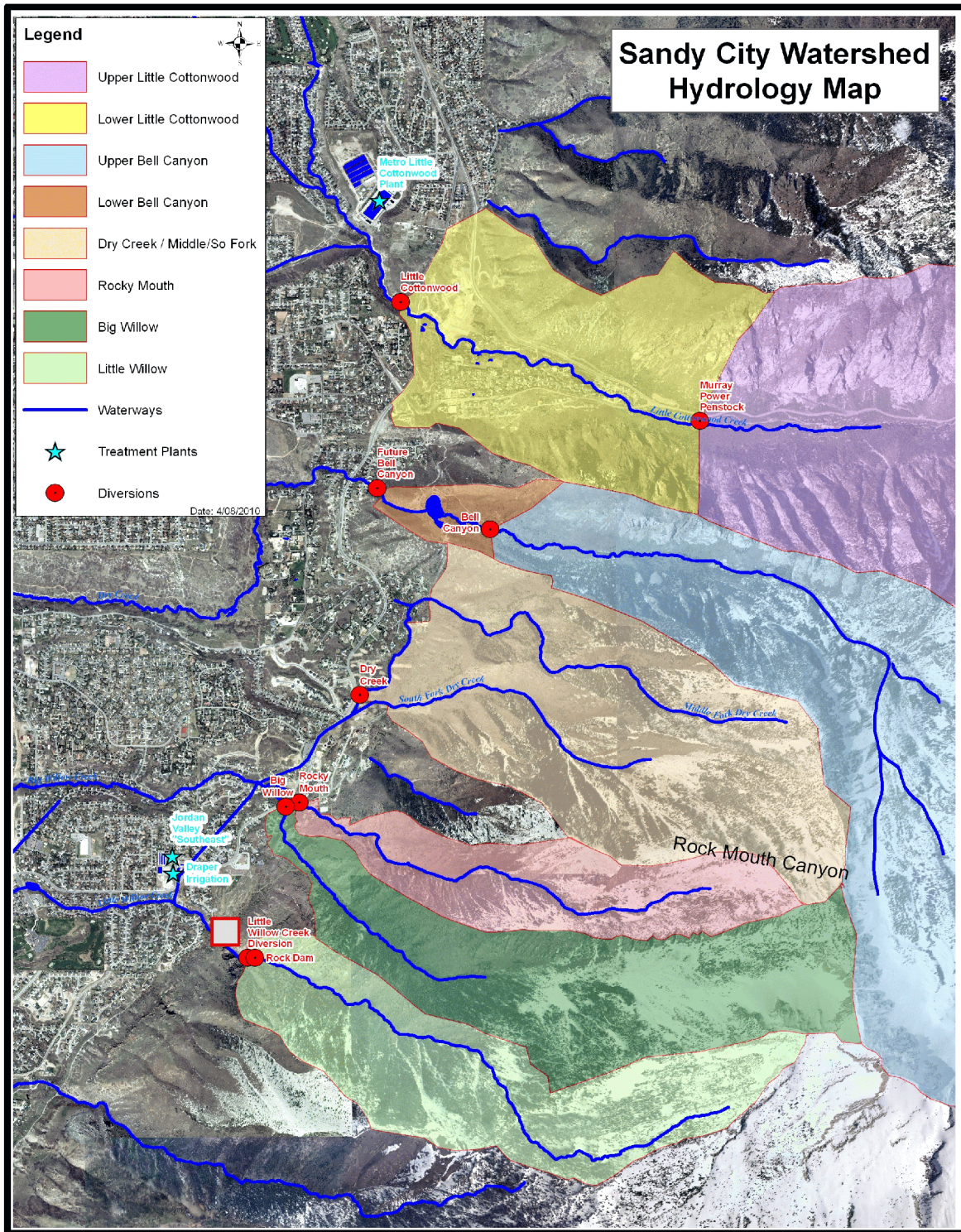
Sandy City’s Watershed Protection Ordinance (14-5-13) restricts domestic pets, livestock, and horses from all areas and trails above any source of diversion point. It also restricts anyone from: operating off road motor vehicles (except official government business vehicles); depositing human excreta other than in approved toilets; camping outside of designated areas; bathe,

swim, or washing of items; and throwing or breaking glass.

The Sandy City General Plan contains policies and objectives for watershed management (Appendix T). The plan dictates a management plan for the watershed in Little Willow Canyon by maintaining the quality of the Little Willow water resources for potential culinary use and managing the lower Little Willow (Bonneville Shoreline Trail to Water Pro diversion point) as a “day use” only area. The Forest Service also employs best management practices and an ethic of “Leave No Trace” in its management of USFS properties. These policies should be continued on the Hidden Valley Park Annex area.

## **Exhibit 6**







The Conservation Easement and Reservation of Rights recorded on this property is very specific as to prohibited uses. One of the prohibited uses listed in the document is the prohibition of livestock and domesticated animals from this property (See [Conservation Easement and Reservation of Rights in Appendix](#)).

## Plan Elements

### Overview of Plan Elements

#### Plan Objectives

The following Plan Elements are a general text and visual description of the possibilities for the development of the newly acquired park property. The plan shows existing and proposed trails, open space and specific recommendations for the limited usage of the new park property.

#### Timing for Implementation

This is a long term plan that illustrates possible ways to provide recreational opportunities for this property but at the same time preserving this area as mostly open space. Implementation of the recommendations and ideas presented in this document will require cooperation between the Sandy City Parks and Recreation Department, the Salt Lake County Parks Department, Elected officials, City staff, and the Parks and the Recreation Trails Committee.



Hiker using BST trail

#### Short term goals:

1. Restore existing trails and create a new loop trail and trail spur to creek edge that limits access within the new park area to encourage the proper usage of trails vs “blazing your own trail”. Name the new trails with possible names such as: Hidden Valley Conservation Trail, Hidden Valley Conservation Area Trail, Little Willow Spur, Little Willow Leg. Ultimately the names of the trails will be chosen by the Sandy City Parks and Recreation Department.
2. Restore hillsides where “spaghetti” trails have occurred in the past. Use dead fall tree limbs to help cover over old trails during re-vegetation work.
3. Leave some dead fall tree limbs in



- place for wildlife habitat.
4. Designate southwestern portion of 10 acre site as a “Natural Conservation Area” with no trails or usage by humans.
  5. Extend existing rail fence on north boundary out to the west with boulders to define new park area.
  6. Provide safety rope railing down to bridge at Little Willow Creek.
  7. Placement of signs:
    - a. Announcing the entry into the new conservation area.
    - b. Designate and prohibition of walking in restoration areas.
    - c. Provide information and trail etiquette for the new area.

**Long term goals:**

1. Create two focal points (gathering places) with seating made of natural materials along the new trails.
2. Eradicate noxious weeds from the area.

**Land Use**

The following land use analysis of the study area is a product of the steering committee meetings, which included a number of residents who are part of the Sandy City Parks and Recreation Trail Users Committee as well as City Officials and Staff. It summarizes the most appropriate and probable use options for the new park area. The following plan illustrates the consensus of the steering committee. It is based upon existing conditions as well as the best use of the land for open space and trails usage purposes as restricted by the Conservation Easement recorded on the property.

**Property Site Plan**

The proposed site plan illustrates the types of limited development that can take place on the property. The plan includes new dirt trails, new gathering places, rock, stone and/or log benches and illustrative signs for the announcement of the entry into the new park areas as well as the various flora and fauna that exist and live in the area. The plan also illustrates areas for the restoration of existing trails and restoration of damaged hillsides. A Long Term Conceptual Plan Map for this property is included with this document by reference and is titled “ Hidden Valley Park Annex Conceptual Master Plan (see **Conceptual Plan in Appendix**).

**Open Space, Trails and Landscape Features**

**Open Space**

The park property will predominately be used for open space with minimal improvements to the site. With a Conservation Easement in place on the property, only minimal improvements are allowed to be constructed.



Summer

## Trails

Existing trails in the area will be improved (shored up) while a few new trails will be also be built according to the conceptual master plan for the property. Damaged hillside areas will be restored and re-vegetated. Some dead fall trees limbs could be used to cover over existing spaghetti trails.



Winter

## Trail Etiquette

### General

- Leave pets at home. Domesticated pets are prohibited in watershed areas and by the Conservation Easement recorded on the property.
- Stay on established trails. Cutting across switchbacks is prohibited as it promotes soil erosion and increases trail maintenance costs.
- Avoid personal or group trail markings.
- Pack out ALL trash including that left by others. Leave no trace.
- Campfires are prohibited in all areas of the park.
- Avoid muddy trails. Save the tread for drier days.
- Keep your parties small.
- Avoid deliberately disturbing wildlife (especially in winter, and during nesting, calving, pupping and fawning).
- Respect private property.
- Leave the trail without evidence of your visit.

### Hikers

- Observe and follow all posted signs and trail marking.
- Always hike with a partner if possible. If you must go solo, inform others of your plans in advance.
- Share the trail. People going up hill have the right of way and people going down hill must yield to them.



Bonneville Shoreline Trail to Little Willow Canyon and points south

- Preserve the past: examine, but do not touch, cultural or historic structures and artifacts. Leave



rocks, plants and other natural objects as you find them.

### Equestrians

- Horses are prohibited in all watershed areas and by the Conservation Easement recorded on the property.

### Mountain Bikers

- Cyclists should yield to all other trail users. When approaching hikers from ahead or from behind, make your presence known, wait until they can move off, then slowly pass.
- Control your speed. Be ready to stop in an instant. Always anticipate meeting foot travelers around blind corners.
- Ride smoothly around corners and master climbing without spinning your rear tires. This causes trail erosion.
- Avoid muddy trails.
- Keep your parties small.

### Landscape Features

The existing landscape features (i.e. stands of trees and shrubs) will be protected and maintained throughout the area. New trails will be worked around desirable landscape features.

### Public Safety

The Sandy City Police Department will patrol Wasatch Boulevard, and the vehicle parking lots for Hidden Valley Park and the associated trail heads. This will be part of the routine patrol by the area officers. The frequency of these patrols will be directly determined by the free time the officer has between calls for service. The Community Oriented Policing unit may also be directed to patrol these areas when they are available.



**Mouth of Little Willow Canyon**

*- picture by Gil Avellar -*

The Police Department staffing levels do not change on weekends or holidays when the amount of traffic in parks typically increases. The Police Department is not planning to increase personnel during these times.

The police department will not patrol the trails, unless there is a specific call for help. The Police Department does not have direct motor vehicle access to the trail areas. The officers are not currently equipped with the proper

equipment or training to patrol mountainous trails.

For the Police Department to actively patrol the trails, motor vehicle access would be needed to the areas. With the opening of the trails and additional people visiting the area, it will bring additional demands on the Police Department. Calls for service will be difficult to respond to and investigate without proper access to the areas or modified patrol tactics. Modified patrol tactics may include additional staffing of personnel and equipment to patrol the trails.

The Police Department support the efforts of the city to open these trails for access to the breathtaking canyons, but they are concerned with the overall demands that will be required of the department.



Keeping our community safe

### **Fire Safety**

With trail heads near this particular area, there is more pedestrian traffic and the increased possibility of human-caused fires. This land is located in a wildland-urban interface zone, which puts more citizens and homes in danger in the event of a fire. As evidenced in recent years, a fire in this area can spread quickly and take days to extinguish due to the terrain, dry vegetation, and lack of available water supplies. It is also very taxing to the local fire department and sometimes even requires the costly assistance of state and national-level firefighting teams to get the fire under control.

The Sandy Fire Department has recognized these threats and is being proactive in addressing these threats with the development of a Wildland Fire Guidebook for residents in the area, as well as a Wildland Fire Annex to the Sandy City Emergency Operations Plan. This plan will address specific threats and steps that can be taken to decrease the likelihood of a wildland fire in the area. It will also outline the responsibilities of responding agencies and city officials. In order to assist with the implementation and success of this plan, as well as provide for the ultimate safety of citizens, residents, and firefighters, the fire department recommends the following:

- Provide, extend, or maintain two fire access sites and/or roadways. Section 503 of the 2006 International Fire Code (IFC) states that the fire code official is authorized to require more than one fire apparatus access



road based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climactic conditions or other factors that could limit access. These access roads can serve dual purposes. Not only do they provide access to fire apparatus, but they can/should also function as fire breaks to help stop or slow the spread of the fire in the area.

- Provide an approved water supply capable of supplying the required fire flow for fire protection to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction.
- Comply with all fire and building codes, as well as any applicable local ordinances addressing the construction of buildings or structures located in, upon, or adjoining hazardous fire areas.

## Land Use Recommendation

The Master Plan Steering Committee recommends that the 10 acre park addition be used primarily for open space. In addition, should improvements be desired on this property, that those improvements be minimal in size and impact. Improvements to this property are restricted by the Conservation Easement recorded on this property, which states “This easement is being granted for the purpose of preserving and maintaining the property predominately in an open condition while permitting its use for recreational purposes as a public park, all for the benefit of the public and the residents of the County and Sandy City”.

## Implementation

### Open Space, Trails and Landscape Features Action Plan

	Action	Goal	Participation By	Time Frame
1	Restore old trails, create new loop trails to specific viewpoints and gathering places	Restore existing trails, build new loop trail according to the conceptual site plan	Local Government, volunteers (trails committee, scouts, etc.)	Short term

2	Restore hillsides where spaghetti trails have occurred	Place brush and branches to close off old trails & allow area to re-vegetate. Add signs designating area as a "vegetation restoration area" Leave some dead fall in place for wildlife habitat	Local Government, volunteers (trails committee, scouts, etc.)	Short term
3	Designate southwest corner of the 10 acres as a "Natural Conservation Area"	Place signs to south of creek designating area as a "natural conservation area, no trail access"	Local Government and trails committee	Short term
4	Extend existing rail fence on north boundary to the west with rail fence and boulders to define new park	Place additional rail fence and boulders west of existing rail fence to delineate new park from existing	Local Government, trails committee and volunteers	Short term
5	Placement of signs to provide information to recreationalists (hikers, bikers, walkers) about the use of the new conservation area	Post signage at entry to new area (hours, use names of trails, trail etiquette, way finding/directional signs, no smoking, etc.)	Local Government, trails committee and volunteers	Short term
6	Provide natural lodge pole railing along trail down to bridge at Little Willow Creek	Build natural lodge pole railings along steep areas of the trail immediately north and south of the creek	Local Government and trails committee and volunteers	Short term





1	Encourage restoration work on existing trails as well as restoration to damaged hillsides (spaghetti trails)	Restore existing trails with shoring. Cover damaged hillside areas with logs and branches. Post signs as "Restoration Area – No Access"	Local Government, volunteers (trails committee, scouts, etc.)	Short term
2	Remove piles of dead branches	Use branches for the restoration work on hillsides	Local Government, volunteers (trails committee, scouts, etc.)	
3	Level dirt piles and re-vegetate newly leveled ground with new approved native seed mix	Restore ground to more native grades. Re-vegetate with natural species plant	Local Government	Long Term
4	Eradicate exotic (non-native) weed species	Selectively remove and/or spray non-native weeds	Local Government, Salt Lake County, volunteers and scout groups	Long term



## Credits & Exhibits Included in Master Plan

Aerial photo of area showing old turkey barn, *circa 1977*

Hidden Valley Park Annex Conceptual Master Plan

Hidden Valley Park Original Master Plan - *January 2000*

Location Map of park area

Ownership Map of areas surrounding park property

Photograph from park opening - *Sept. 2009*

Photographs - *Jim McClintic, Gil Avellar, Parks and Recreation, Police*

Picture of Stanley Neff, *circa 1952 (provided by Ty Harrison)*

Picture of Stanley Neff among his turkeys, *circa 1952 (provided by Ty Harrison)*

Pictures of native plants - *Wild Utah Plants website*

Pictures of noxious weeds - *Wild Utah Plants website*

Pictures of local animals - *Wild Utah Plants website*

Sandy City Public Utilities Department Watershed/Water Quality Management Plan - *September 2002*

Study Area Map of park area

Watershed Map - *April 2001*

Zoning Map of park and surrounding areas - *2009*



View into Little Willow Canyon

# APPENDIX

Conceptual Master Plan for additional 10 acre area

Existing Hidden Valley Park Master Plan – *January 2000*

Conservation Easement and Reservation of Rights – *August 20, 2008*

Interlocal Cooperation Agreement between Sandy City and Salt and Salt Lake County – *August 5, 2008*

Surface Fault Rupture Study by Dames & Moore – *May 24, 1999*

A Brief History of the Stanley Neff Turkey Range – *Ty Harrison*

Little Willow Natural Area field notes & plant lists – *Ty Harrison – April 12, 2009 and June 14, 1990*

Hidden Valley Park Conservation Area Interpretive Loop Trail Design Recommendations – *Ty Harrison*

Hidden Valley Conservation Area – Maintenance Issues and Future Projects – February 4, 2010 – Ty Harrison



### Gathering Area

This gathering area provides a resting place for hikers and walkers who want to observe nature and its surroundings. Looking around this natural amphitheater many trees and other native plant materials can be observed. From time to time many of the local animal species who frequent this park area may be also observed in this area.



Fence to be Extended with Split Rail to Match Existing

Wood Chip on Trail from Asphalt to Entry into Conservation Area

Existing Fence to Remain

Boulders

Loop Trail (Primitive)

Lower Trail (Primitive, No Biking Allowed)

Upper Trail (Biking Allowed)

Stabilization Area

Seating Rock with Interpretive "Watershed" Sign

Creek Trail (Primitive)

Lower Willow Creek

Natural/Conservation Area

### Bonneville Shoreline Trail



The Bonneville Shoreline Trail traverses the "shoreline" of the ancient Lake Bonneville that once filled this valley. Approximately 14 - 15 thousand years ago a catastrophic failure of the alluvium fan at Red Rock Pass (located at the far north end of the lake area) released a surge of floodwaters and lowered the overall lake level significantly leaving lake terraces and shoreline ridges. The Bonneville Shoreline Trail is located in the area where the shoreline meets the hills. This segment of the trail is part of a proposed 280 mile trail system. To date, over 100 miles of the trail have been protected. As segments such as this one are completed and connected, hikers will have the opportunity to traverse the trail from northern Utah to the heart of the state.

### Bridge/Creek Crossing



Little Willow Creek begins high in the Wastach Mountains and flows down through this canyon on its way to the Jordan River and ultimately into the Great Salt Lake. It may not look like it today but at times during spring runoff this creek is a raging river. The bridge you will be crossing or have already crossed was constructed by trail users, like yourselves, who wanted to provide a safe crossing of this creek. Little Willow Creek is a watershed area and needs to be protected. In addition to providing water for the many animals in the area that may stop to drink its cool water, Little Willow Creek's water flows downstream into ditches and canals which provide water to a variety of residents, farms and other water users.



- Existing Bonneville Shoreline Trail
- Existing Lower Willow Creek
- Existing Upper Trail
- Newly Defined Loop & Lower Trail
- Newly Defined Creek Trail
- Interpretive Sign
- Trail Marker
- Seating
- Barrier to Prohibit Access
- View Corridor
- Split Rail

## Hidden Valley Park Annex Conceptual Master Plan

0 12.5 25 50 75 100 125 Feet

PRODUCED BY  
THE COMMUNITY DEVELOPMENT DEPARTMENT  
RAY LINDENBURG, PLANNER



## **A Brief History of the Stanley Benjamin Neff Turkey Range**

By Dr. Ty Harrison, Sandy Museum volunteer

Residence: 530 E. 8800 S. Sandy, UT 84070

Contacts: Telephone, 801-255-3167; email tyju@xmission.com

The Neff turkey range was located in what is now the Hidden Valley Park of Sandy City at the western base of Lone Peak which was referred to by local people as Mt. Jordan. The area was known as East Crescent for almost 100 years. Crescent was an unincorporated Salt Lake County town, between Sandy and Draper, reaching west to the Jordan River and having a population of approximately 500 in the mid 1950's. The turkey ranch area was located on the flats between the mouth of Big Willow Canyon on the north and Little Willow Canyon on the south. Just south of the mouth of Big Willow was the site of a 1800's portable sawmill which was built by Archibald Gardner of West Jordan fame. Logs were cut and hauled to the site from Big and Little Willow Canyons. The locally famous "log slide" scar is still visible from the area. The sawmill was later sold to Joseph M. Smith and James Jensen. The Parley Thompson families were also involved in the mill business. These were all early Draper residents. [See documentation in *People of Draper 1849-1924: History of Draper, Utah* vol. 1 (p.714) *Sivogah to Draper City 1849-1977: The History of Draper, Utah* vol. 2 (p. 133)]

The turkey range was used by Stanley (Stan) B. Neff from 1936 to 1955. It is unclear if he owned or leased the property. The turkey ranch operation involved the raising of young turkey at the historic Neff farm between 10000 S. and 10300 S. west of State Street, now the site of the Target store in South Towne Mall. When they were old enough the young turkeys were moved during the summer and fall to the net-fenced range and were guarded against predators (dogs, coyotes, etc) and thunder storms for 24 hours a day by young Crescent residents hired by Stan Neff. Before they were married both Lyle Gunderson and his wife Priscilla Robertson Gunderson, as well as Marie Robertson and Inez Thompson, all neighbors and Sandy and Crescent residents in the 1930's, were so employed (personal communication to Ty Harrison, 2009). The Neff farm on State Street was purchased by Benjamin Barr Neff from a Mr. Bell, possibly Philander Bell of South Jordan, who had homesteaded on Dry Creek about 1868. The original Neff home on State Street was adjacent to the historic Milo Andrus "halfway house" on the south which was moved in the 1980's to This is the Place Heritage Park, a Utah State Park. The area on both sides of Dry Creek, with a shallow dug well on the Neff property, was a famous stopping place for freighters going south along State Street. It was also along the Pony Express Trail and was the site of one of the first telegraph offices in the area. Neff's Station at Dry Creek, was run by telegrapher Mary Ellen Love Neff the second wife of Benjamin Barr Neff in the 1870's.

The Neff farm was also the site of the Fairdale Dairy from 1936 to 1942 (photo in the Sandy Museum), a partnership with Wells Jex Robertson, a neighbor on the east side of State Street whose farm is now Memorial Estates, a cemetery at 10200 S. State St.. During the time from 1936 to 1955 the Neff farm and summer turkey range was called the Neff Turkey Ranch. Stan's son Gordon Neff (deceased) helped his father run the farm and turkey operation, and later took



over the major responsibility.

In April of 1955 the Neff farm home and farm was sold to Sam and Marjorie Rudd who also raised turkeys for a number of years. It is not certain that the Rudd's used the turkey range area at the foot of Lone Peak. The farm was later sold to the developers of South Towne Mall in the 1980's and almost all of the Neff farm was destroyed. The only remaining evidence is in the form of Neff's Grove, an area along the course of channelized Dry Creek as it moves across the South Towne property. Using native plant species, Sandy City has landscaped a semi-natural area and trail here. This urban park open space in the middle of South Towne Mall memorializes the Neff family and the early residents of Dry Creek, which was later called Crescent, and finally becoming part of Sandy City. Some of the maturing trees along the old Dry Creek channel were established from seeds of mature trees in Neff's Grove after the hundred-year floods of 1983 and 1984, prior to the South Towne Mall construction [Dr. Ty Harrison, personal observation]. The Neff farm fields bordered both sides of Neff Grove, an important pioneer period recreation site for the early Dry Creek and Crescent residents.

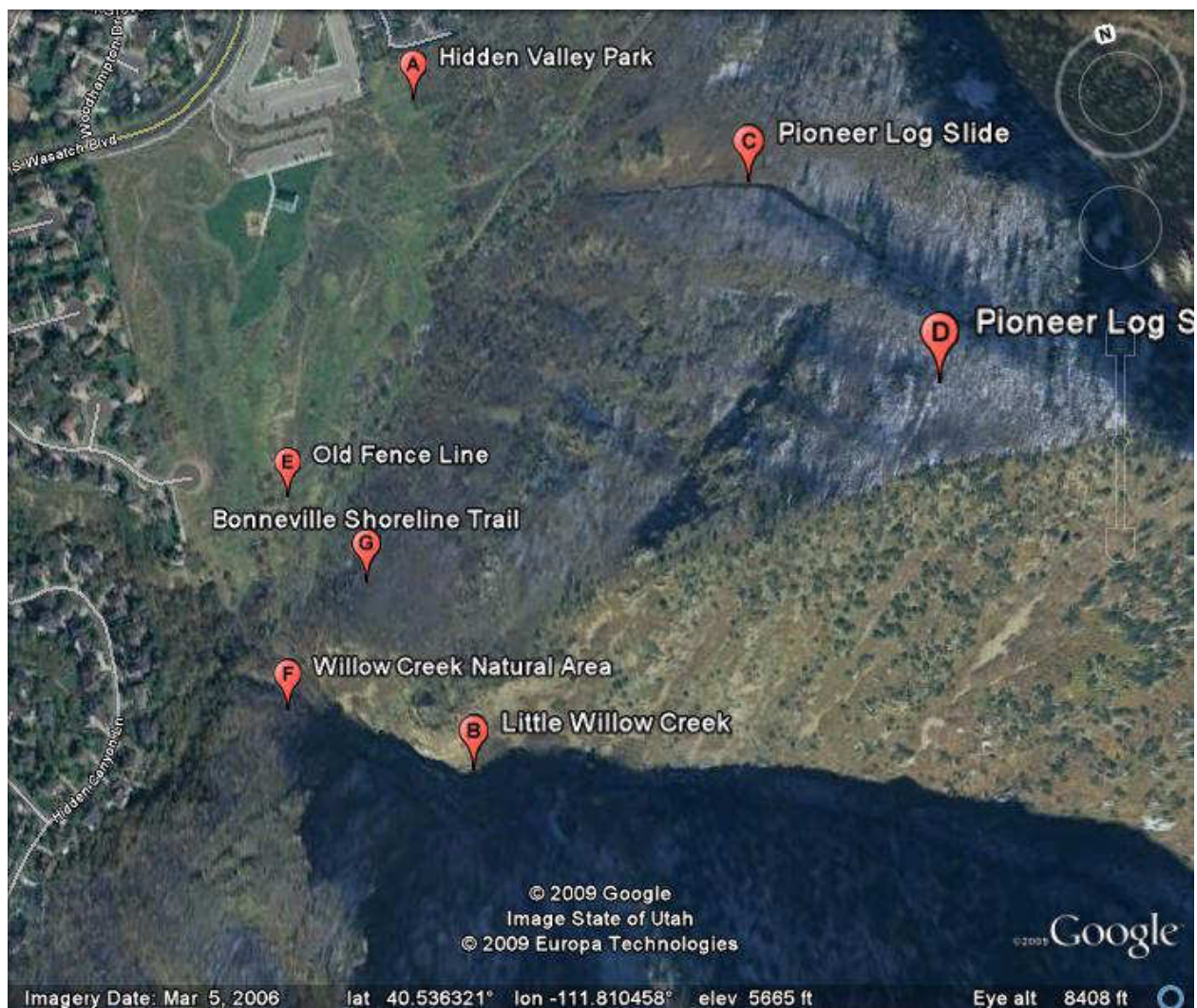
Some of the above history was taken from the *History of Crescent*, by Grace Brown Johnson, a Daughters of the Utah Pioneers publication and *Neff History in Crescent, Utah 1868-1955* compiled by Faye Neff Brady (unpublished manuscript with photos, etc.), copie of both in Sandy Museum files, and personal notes and observations of Dr. Ty Harrison who grew up in the Crescent community and who knew Stanly Neff, his wife Grace and their children.

## Little Willow Natural Area

Dr. Ty Harrison's field notes of April 12, 2009, and June 14, 1990

Contacts: Telephone 801-255-3167; email [tyju@xmission.com](mailto:tyju@xmission.com); web site <http://people.westminstercollege.edu/faculty/tharrison/index.html>

The area is south of and adjacent to Sandy's Hidden Valley Park. This area is at the mouth of Little Willow Creek as it spills over the Bonneville Shoreline. The area was recently purchased as an addition to Hidden Valley and the extension of the Bonneville Shoreline Trail. Here is a Goggle Earth orientation map which shows the area.





Field Notes (April 12, 2009):

- A. A number of noxious weeds were noted immediately south of the boundary fence on the flat terrace of the East graben. These include Dalmatian Toadflax (*Linaria dalmatica*), Hounds Tongue (*Cynoglossum officinale*), and Spotted Knapweed (*Centaurea maculata*). These weeds are illustrated on Salt Lake County Weed web site: <http://www.weeds.slco.org/> and by law are required to be controlled by the land owner. In addition chicory (*Chicorium intybus*) is also present among the noxious weed and should be controlled as well. There are probably more noxious weeds on disturbed areas of the Hidden Valley Park site which need control as well. The most effective control method is hand spot spraying of a broadleaf herbicide by an individual trained to recognize the basal rosettes of the weeds when they are not flowering. I would be willing to train such an individual once they are identified.
- B. There is a heavy invasion of both Cheatgrass (*Bromus tectorum*) and Annual Rye (*Secale cereal*) in this disturbed area. It is well known that Annual Rye is allelopathic and chemicals from the decomposing stems and litter inhibit the germination of seeds of other species, leading to the total domination of areas unless controlled. Application of a pre-emergent herbicide in late August or early September will control these annual cool season grasses which germinate with the first fall rains. This treatment will allow the recovery of the more valuable, native perennial wildflowers and grasses such as Sandy Dropseed (*Sporobolus cryptandrus*) which are here on the site. These pre-emergent herbicides are available from a local supplier such as Steve Regan in South Salt Lake. I suggest the spray application of a liquid formulation of Dimension EW, a Dow product for winter annual weedy grasses. One half gallon costs \$187.69 and will treat 3 acres. This would be a rather cheap experiment to see if these annual grasses can be controlled by this commercial product typically used on golf courses to control annual weeds.
- C. Dalmatian Toadflax occurs along the new Bonneville Shoreline Trail south of the Little Willow Creek crossing and should be controlled before it spreads.
- D. The beautiful native Broadleaf Penstemon (*Penstemon platyphyllus*) grows along the trail which crosses the creek. It has green, expanding buds at this date. South of the crossing the Bitterbrush along the trail has been heavily browsed by deer this past winter. Spring Beauty (*Claytonia lanceolata*) is currently in flower together with the

Annual Stoneseed (*Lithospermum arvense*) among the Bluebunch Wheatgrass (*Pseudoroegneria spicata*) a native bunchgrass. The wild onion (*Allium acuminatum*) is here and possibly the state flower, the Sego Lily (*Calochortus nuttallii*). The Mallowleaf Ninebark (*Physocarpus malvaceus*) and many other native shrubs are here on a moist north-facing slope above the trail.

- E. A 25 X 25 yard circular population of Money Plant (*Lunaria* annual) is located just below the Shoreline trail leading southward underneath the shade of oaks. This plant is an ornamental which is escaping from cultivation along the Wasatch foothills. It was probably introduced during construction of the trail since the plants are 100 yards removed from the subdivision below. The plants could be easily controlled by a broadleaf herbicide application to the first year rosettes.

Summary: I have been observing the Little Willow Natural Area for over fifty years. It is a valuable foothill wildflower garden and a destination for future natural history field trips. It is a major amenity for all residents of Sandy City since it is so accessible from the Hidden Valley Park facility. The only management it needs is periodic litter removal and control of noxious weed species. I would be willing to conduct a more detailed ecological inventory of the area which would list all of the plant species on the property and describe the common plant communities and make management recommendations.

List of Plants Flowering on June 14, 1990

Shrubs: Mallowleaf Ninebark (*Physocarpus malvifolius*)

Red Osier Dogwood (*Cornus serotina*)

Ocean Spray (*Holodiscus discolor*)

Thimble Berry (*Rubus parviflora*)

Red Raspberry (*Rubus idaeus*)

Wildflowers:

Yellow Avens (*Geum macrophyllum*)

Richardson's Geranium (*Geranium richardsonii*)

Cow Parsnip (*Hieracium lanatum*)

Horse Mint (*Agastache urticifolia*)

Miners Lettuce (*Montia perfoliata*)

Woodland Star (*Lithophragma parviflora*)

Wild Onion (*Allium acuminatum*)

Broadleaf Penstemon (*Penstemon platyphyllus*)



Little Alumroot (*Heuchera parvifolia*)

Red Alumroot (*Heuchera rubra*)

Scorpion Weed (*Phacelia heterophylla*)

Yarrow (*Achillea millefolium* var. *lanulosa*)

Broadleaf Clarkia (*Clarkia rhomboidea*)

Western Hawkweed (*Hieraceum occidentalis*)

## Hidden Valley Park Conservation Area Interpretive Loop Trail Design Recommendations

Dr. A. T. Harrison, Feb 4, 2010

**Purpose:** Visitors to Sandy's Hidden Valley Park can use this new, self-guiding interpretive trail to learn about and identify the common native plants and animals typical of the Wasatch Mountain foothills. Since the area was acquired with Salt Lake County open-space bond monies, they can see what the public gains by protection of nature at the urban/wildlands interface. This allows city dwellers easy access to nature.

**Design:** The trail into and through the newly acquired conservation area at the mouth of Little Willow Canyon has been designed as a loop to be entered from either of two points from the existing asphalt trail in Hidden Valley Park. There will be two small entry signs at the edge of the asphalt path directing visitors to a narrow, wood-chipped pathway passing through an existing pole fence which marks the northern perimeter of the conservation area.

**Entry Points:** There will be two large orientation entry signs mounted near the existing fence gateways. The lower one titled: **Little Willow Canyon** at the west entry will provide an orientation to the mouth of Little Willow Canyon, its geology and ecology. The upper one titled: **Geology of the Wasatch Fault** will provide an overview, to the north, of the double segment, graben valley created by the last movement of the Wasatch fault here in the park. This flat site, located just south of the existing pole fence, can be a gathering place for small groups to look over Hidden Valley Park to see the remarkable fault scarps now being slowly covered by vegetation. The alluvial debris fan at the mouth of Big Willow Canyon and part of the trail up Big Willow is visible in the distance. Also visible farther to the north is the Pleistocene glacial moraine of Bells Canyon. From here, one can view the spectacular truncated spurs of bedrock at the base of Lone Peak which have been created by past fault movement.

Suggested wording for the west entry orientation sign:

**Little Willow Canyon:** Welcome to the Hidden Valley Conservation Area Interpretive Trail near the mouth of Little Willow Canyon. This area was purchased with Salt Lake County open space bond and Sandy City tax funds. This is an important geological and wildlife habitat area. Here are native plants and animals, This is their home, treat them with respect. The mouth of Little Willow Canyon is visible to the southeast with cliff of Pre-Cambrian metamorphic quartzite of the Big Cottonwood geological formation approximately 0.9 billion years old. These ancient rocks have been exposed here by the up-thrusting action of the Wasatch Fault. By contrast, the igneous granitic rocks of Lone Peak, deposited here at the Bonneville Shoreline by erosion are only about 30 million years old. An evergreen coniferous forest of Douglas Fir and White Fir occupy the cool, shaded north-facing slope at the canyon mouth. A shady, Bigtooth Maple forest occupies the canyon bottom and thickets of Gambel Oak surround the area.

Suggested wording for the east entry orientation sign:



**Geology of the Wasatch Fault:** This overview, looking to the north, provides a spectacular view of the most recent movement of the Wasatch Fault which has formed Lone Peak to the east. Two fracture lines split the shoreline sediments of Lake Bonneville and we can see both steep fault scarps partially covered by oaks and other vegetation. This slippage toward the west forms what is called a graben valley, or depressed area in which the Sandy's Hidden Valley Park and paved trail has been created. Above to the east one can see the triangular shaped bedrock between Little Willow Canyon and Big Willow Canyon. These are called fault block truncated spurs, the angle of which defines the Wasatch Fault. A series of these spurs continues northward along the base of Lone Peak. Unconsolidated sediments of Lake Bonneville at the mouth of Little Willow Canyon, seen just to the east, were down-dropped and you are standing right on top of them. Look around for rounded or flattened beach-polished stones when this was the shoreline of Pleistocene Lake Bonneville, 14,500 years ago.

**Self-guiding Interpretive Trail:** The following self-guiding interpretive stations will be marked by a series of low profile (3 ft.), anchored, 4 X 4-inch natural weathering cedar posts with slant-cut tops and routed and stained numbers. The numbered interpretive stations will correspond to a web-site downloadable map and interpretive brochure which can have illustrations to aid in identification. For the suggested trail markers see attached map.

Interpretive trail post marker sites draft narrative (proceeding counter clockwise starting at the west entry gate):

1. Little Willow Canyon Orientation (wordage in above paragraph).
2. Native Grassland
3. Wildlife Grove
4. Oak/Maple Grove
5. Birds and Trees
6. Native Shrubs
7. Wasatch Fault Overview (wordage in above paragraph)

## Hidden Valley Conservation Area

Feb. 4, 2010. Field Notes and Recommendations: A. T. Harrison

Site visit and report recommendations contribution: Approximately \_\_\_\_7+\_\_ man hours

### Maintenance Issues and Future Projects

1. **Casowary Drive Turn Around Project.** This area was reseeded with Smooth Brome and Sheep Fescue grasses after it was constructed approximately 3-4 years ago. The fill area has been re-colonized by Big Sagebrush seedlings and other natives such as Sand Dropseed, Hairy Golden Aster and Curly-cup Gumweed. However there is invasion by weeds such as Wildrye, Cheatgrass, Dalmatian Toadflax and Cranesbill which need to be controlled. There is an opportunity here for an Eagle Scout project which could re-channelize the runoff water to irrigate a new, 60 yard circular planting of wildlife browse shrubs such as Curl-leaf Mt. Mahogany, Birchleaf Mt. Mahogany and Bitterbrush. These would not need supplementary irrigation if they were planted in the fall.
2. **Debris Piles:** There are approximately 4-7 low debris piles of soil and rocks located on both sides of the pole fence where the west trail entry will be located. Another old dump area is located in the Wildlife Grove area along the new interpretive trail loop (see map). The piles are currently covered by exotic weeds and need to be removed and the rock salvaged. The soil could be easily moved by a small front-end loader and could be used to construct and smooth a 3 foot wide entry trail from the existing asphalt paved loop trail. Any disturbed soil along the new trail loop or debris pile footprints would need to be reseeded by hand during the fall with a custom native seed mix (see following recommendations)
3. **Custom Grass Seed Mix for Hidden Valley Conservation area:** The following list of native grass and forbs is taken from observations of species growing in the immediate area. They are listed in decreasing order of ecological abundance. Such a custom seed mix with appropriate seed weight and number can be obtained from Granite Seed Company of Lehi, Utah.

Grasses: Sand Dropseed (*Sporobolus cryptandrus*)>Purple Threeawn (*Aristida purpurea*)>Western Wheatgrass (*Pascopyrum smithii*)>Indian Ricegrass (*Stipa hymenoides*)>Needle-and-Threadgrass (*Hesperostipa comata*)>Sandberg Bluegrass (*Poa secunda*)>Bluebunch Wheatgrass (*Pseudoroegneria spicata*).

4. **Areas requiring native reseeding:** 1. Debris pile removal areas north and south of the existing pole fence and weedy areas around the Wildlife Grove and Oak/Maple Grove areas of the new interpretive trail (see map). 2. All disturbed areas along the new



Hidden Valley Conservation Area Interpretive Loop Trail.

5. **Noxious Weed Control:** An existing population of Spotted Knapweed (*Centaurea maculosa*) on the conservation area site on the north side of the proposed Wildlife Grove interpretive site needs to be controlled by hand sprayer-applied, broadleaf herbicide. Dalmatian Toadflax is also scattered across the area and needs similar, spot-spraying control.
6. One of the most important weed control issues in Sandy's Hidden Valley Park is the control of Annual Wildrye (*Secale cereal*). This invasive grass is known to be allelopathic, which means that chemicals in the leaves and stems and possibly roots of these annual plants, leach into the soil and prevents the germination of native plant seeds. The fall germination and vigorous spring growth of the wild rye plants out complete native grass and wildflower seedlings as well as mature, established plants, allowing the rye to dominate the sites. Over the last twenty years, Wild Rye has been taking over disturbed areas in Hidden Valley Park and other areas in Sandy. Prior to this Cheatgrass (*Bromus tectorum*) had invaded and taken over the Hidden Valley Park area when it was highly disturbed by private use as a turkey farm summer range.

A highly successful way to begin combating these introduced annual grasses is to treat the area in late summer, prior to fall rains, with a pre-emergent herbicide which prevents the germination of the seed already in the soil. It is proposed that Sandy City Parks Maintenance treat several acres on the south end of Hidden Valley Park to see if a water-applied, pre-emergent herbicide can be used to control both Cheatgrass and Annual Wild Rye. If successful this treatment could be used in the future to control weedy annual grasses in the adjacent conservation area.

One possible herbicide is Ronstar Web links:

<http://www.sepulvedabasinwildlife.org/pdf/Growth%20of%20Stipa%20Pulchra.pdf>

Restoration in Calif. Stipa grassland, pre-emergent herbicides Ronstar and Eptan were used for transplanted grasses in pots to control weeds, among other treatments.

Ronstar pre-emergent herbicide use

<http://www.bayeres.com.au/es/products/productdetail.asp?id=28>

note: this is an Australian company

Regal Ronstar registration label: <http://www.regalchem.com/components/lrglrmnac.pdf>

<http://www.nuturf.com.au/new%20design/turflabels/herbicides/Chipco%20Ronstar%20G.pdf>

There are a series of pre-emergent herbicides, both granular and water soluble which could be used to control Cheatgrass and Annual Rye but most are registered for use in turfgrasses and other applications.





10 ACRES

WHEN RECORDED MAIL TO:

Salt Lake County Real Estate Division  
2001 S. State # N-4500  
Salt Lake City, UT 84140

CONSERVATION EASEMENT AND RESERVATION OF RIGHTS

10508518  
08/27/2008 11:50 AM \$142.00  
Book - 9638 Pg - 1771-1837  
GARY W. OTT  
RECORDER, SALT LAKE COUNTY, UTAH  
MERIDIAN TITLE  
64 E WINCHESTER #100  
MURRAY UT 84107  
BY: MGB, DEPUTY - M1 67 P.  
By: MGB

This Conservation Easement and Reservation of Rights (the "Easement") is executed this 20 day of August, 2008, by and between Sandy City, a Utah municipal corporation ("Sandy City" or "Grantor"), and Salt Lake County, a political subdivision of the State of Utah ("County" or "Grantee").

#### RECITALS

WHEREAS, Sandy City is the owner of certain tracts of real property located in Salt Lake County, State of Utah, known as Willow Canyon, which property is more particularly described in Exhibit "A" attached to this Easement and by reference is incorporated (the "Property").

WHEREAS, This Easement is being granted for the purpose of preserving and maintaining the Property predominantly in an open condition while permitting passive recreational use, all for the benefit of the public and the residents of County and Sandy City.

WHEREAS, the property possesses natural, scenic, open space, historical, educational, aesthetic, and recreational values (collectively, "Conservation Values") of great importance to Sandy City and County; and

WHEREAS, the specific conservation values of the Property are documented in an inventory, hereinafter referred to as the Baseline Documentation, attached in part as Exhibit "B" (the "Specific Conservation Values"); and

WHEREAS, the Property provides access to and includes a section of the Bonneville Shoreline Trail, which has regional and local significance as a recreational amenity; and

WHEREAS, the Property is valued by the community as peaceful urban open space; and

WHEREAS, the Property contains Little Willow Creek, which is an important water resource; and

WHEREAS, the Property provides important wildlife habitat for a wide variety of species; and

WHEREAS, the Property is a visual and physical buffer between urban development and the benches and slopes of the Wasatch Mountains; and





WHEREAS, the Grantor intends that the Conservation Values of the Property including, without limitation, those relating to the Property's open space, passive recreational, natural conservation resource value, and public access be preserved and maintained; and

WHEREAS, the Grantor further intends, as the owner of the Property, to convey to the Grantee the right to preserve and protect the open space and Conservation Values of the Property in perpetuity; and

WHEREAS, The Property will provide a substantial recreational open space for the current and future residents of County and Sandy City, and such use is consistent with the protection of open land and will contribute to the scenic enjoyment by the public.

NOW, THEREFORE, for good and valuable consideration, the receipt, adequacy and legal sufficiency of which is acknowledged, Sandy City hereby grants the following Easement to County:

1. Purpose. It is the purpose of the Easement to assure that the Property, as described in Exhibit "A" & "B," will be retained in its natural, scenic, passive recreational, and open space condition and to prevent any use of the Property that will significantly impair or interfere with the Conservation Values of the Property. Specifically, Grantor intends that this Easement will limit the use of the Property to such activities as are consistent with the purposes of this Easement, including, without limitation, those involving public access and passive recreation, scenic enjoyment, education, ecological restoration, and protection of wildlife habitat. This Easement is granted to prevent any use of the Property that will impair, interfere with or be inconsistent with the foregoing.

2. Definitions. In addition to the terms defined above in this Easement, the following terms shall have the meanings set forth.

a. "Recreational use" means recreational activities such as hiking, studying nature and other such activities associated with natural open space.

b. "Mortgage" means a recorded mortgage, deed of trust or other security agreement creating a lien on the Property.

c. "Mortgagee" means the mortgagee, beneficiary or other secured party under a Mortgage.

d. "Occupant" means any Person that, by virtue of a contract to purchase, a lease, a rental arrangement, a license or any other instrument, agreement, contract document, understanding arrangement is entitled to or does occupy, possess or use the Property or any portion of the Property.

e. "Owner" means the Person that, at the time concerned, is the owner of record in the office of County recorder of Salt Lake County, Utah of a fee or an





undivided fee interest in the Property or any portion of the Property. In the event there is more than one owner of the Property or any portion of the Property involved at the time concerned, the liability of each such Owner for performance or compliance with the applicable provisions of this Easement shall be joint and several. Notwithstanding any applicable theory relating to a mortgage, deed of trust, or like instrument, the term "Owner" shall not mean or include a Mortgagee and until such Person has acquired fee title pursuant to foreclosure, trustee's sale or any arrangement or proceeding in lieu thereof.

f. "Person" means a natural person or a legal entity.

3. Grant of Easement. Subject to Section 4 below, Sandy City hereby grants to County a perpetual easement for the purpose of preserving the Property in a natural, open and scenic condition for passive recreational use consistent with the protection of open land and consistent with the purposes described in Section 1, above. County shall have the right, at its sole risk and expense, to enter the Property at reasonable times and upon reasonable notice to the Owner of the Property, for the purposes only of inspecting the Property and assessing compliance with the terms of this Easement. Except for those uses expressly provided for in this Easement and subject to the reservations set forth in Section 4 below, the Property shall be limited to use as open space for the enjoyment of the public.

4. Reserved Rights. Sandy City shall have the exclusive and non-terminable right to develop, construct, operate and maintain the open space on the Property from time to time, which includes completion of a section of the Bonneville Shoreline Trail subject to and consistent with the purpose of this Easement as described in Section 1 above, and Section 3 above, and Sandy City ordinances.

5. Prohibited Uses. Any activity on or use of the Property inconsistent with the purposes of this Easement is prohibited. Prohibited uses shall include the following as long as they are not inconsistent with Section 1 or Section 4, above.

- A. No buildings or improvements of any kind may be constructed, built maintained or operated on the Property at any time except for those that are consistent with the purposes of the Easement and serve to enhance and maintain the natural open space values of the Property; and
- B. Use of motorized vehicles, including motorcycles, all-terrain vehicles, and snowmobiles, except for security, emergency, and maintenance purposes and as otherwise specifically permitted under this Easement; and
- C. Construction, expansion, relocation or location of any structure except for structures specifically permitted under this Easement; and
- D. Changing the topography of the Property by placing on or removing any soil, dredging spoils, land fill, or other material except as needed and approved by





the Owner and Grantee to meet the purpose of the Easement and as defined in Section 6 below; and

- E. Changing, disturbing, altering, or impairing the significant relatively natural ecological features or the destruction of other significant conservation interests on or the Conservation Values of the Property; and
- F. Development, pre-sale, division, subdivision, or defacto subdivision (through long term leasing or otherwise) of the Property for any type of human occupation; and
- G. Construction of buildings, residences, mobile homes, or other structures, or any other improvements constructed or placed in, on, under, or upon the Property except to the extent provided in Paragraph 4; and
- H. New telephone, telegraph, cable television, electric, cellular phone towers, gas, water, sewer, or other utility lines nor a utility corridor or easement routed over, through, under, in, or upon the Property; and
- I. Quarrying, mining, excavation, depositing, or removing of rocks, gravel, minerals, sand, or other similar materials from the Property; and
- J. Construction of any roads, except as existing on the Property; and
- K. Exploration, drilling for or production of oil, gas, or other hydrocarbons; and
- L. Mining or removal of groundwater for use off of the property including, but not limited to the sale, removal or transfer of water rights and shares for use off of the Property unless expressly agreed to by Grantee; and diking, draining, filling or altering of bodies of water; and
- M. Swimming, in any pond, stream, canal, or wetland feature; and
- N. Maintenance of any livestock or domestic animals on the property, such as sheep, goats, horses, chickens, geese, ducks, or ornamental fish; and
- O. Dumping, depositing, abandoning, discharging, storing, maintaining, or releasing any gaseous, liquid, solid or hazardous wastes, substance, materials, pollutants, or debris of whatever nature on, in or over the ground or into surface or ground water of the Property; and
- P. Placement, erection, or maintenance of signs, billboards, or outdoor advertising structures on the Property except for a reasonable number of signs for the following purposes:
  - a. to state the name of the Park, or any portion thereof; and